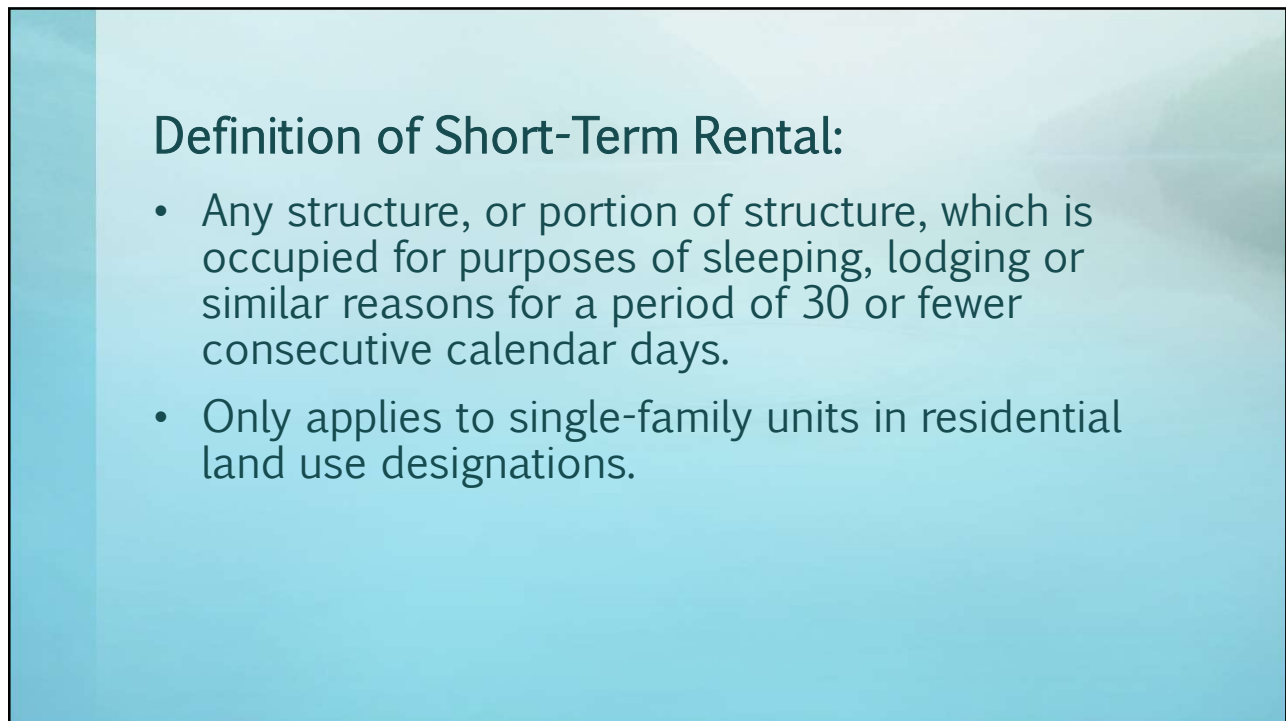




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## Rental Types

- I. Owner-occupied or associated with owner-occupied principal residence, owner is present during rental.
  - Approval: Use Permit + Short-Term Rental Activity Permit (MCC 5.65)
- II. Not concurrently occupied by the owner, owner may not be present during rental.
  - Approval: General Plan Amendment + Chapter 26
- III. Not concurrently occupied by the owner, owner may not be present during rental, June Lake only
  - Approval: Use Permit + Short-Term Rental Activity Permit (MCC 5.65)

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## Non-Owner Occupied Rental Options

1. Leave as is, lift moratorium, and keep three rental types:
  - June AV RPAC meeting poll = 8-0-2
2. Change to a Land Use Redesignation
  - Via General Plan Amendment
  - Require that the minimum district size for a land use redesignation be met
3. **Planning Commission Recommendation: Eliminate Type II and replace with Type III countywide**
  - June AV RPAC meeting poll = 6-2-2
4. Do not regulate STRs in the Antelope Valley

*\*In all cases, Type II (in any form that runs with the land) would not be permitted in June Lake.*

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## Quick STR History...

- ~2008-2015: Transient Rental Overlay Districts (TRODs)
  - Focus: Increase tourism opportunities and provide additional economic support to homeowners
  - Process: Overlay district approved by General Plan Amendment
- 2015-2017: Type I & Type II Short-Term Rentals
  - Type I rentals are owner-occupied and approved by Use Permit
  - Type II rentals are non-owner occupied and approved by General Plan Amendment
  - Moratorium county-wide on Type II rentals until 2019
  - June Lake Area Plan policies to be updated before applications can be processed
- 2017: June Lake Area Plan Policy Update

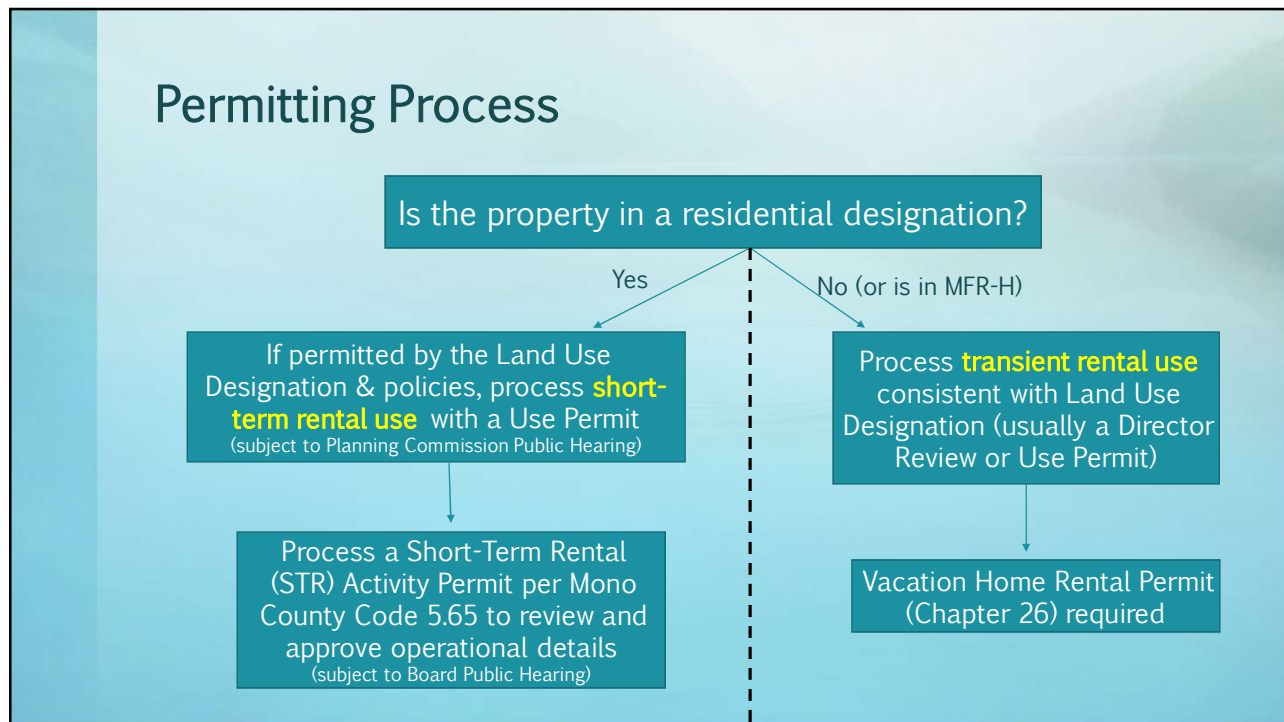
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## Short-Term Rental GPA Summary

- Specifies June Lake neighborhoods for STRs
- Adds new policies & regulations: one per property/owner, quiet hours, TOT/biz license per owner, Dark Sky compliance, hideaway key, enhanced enforcement, etc.
- Creates a new rental type (III)
- Separate approval processes for residential vs. non-residential rentals
- Mono County Code Chapter 5.65: approval specific to owner
- Type II Rental options: not addressed in June Lake process, but options exist to resolve rather than continue moratorium

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## Permitting Process



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## Mono County Code Chapter 5.65

Purview of Board of Supervisors, same as Chapter 26 except:

- Requires a public hearing for approval
- Is non-transferrable and extinguishes if the property changes ownership
- Includes a finding of responsiveness and intent to minimize impacts, and additional regulations and requirements
- Requires an annual renewal

## Questions?

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